145.0	0006	0015.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,197,200 / 1,197,200
					USE VALUE: 1,197,200 / 1,197,200
					ASSESSED: 1,197,200 / 1,197,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		WALL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAAB MICHAEL RAYMOND
Owner 2:	RAAB EVANS ERICA
Owner 3:	
Street 1:	35 WALL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LOMBARDI KEITH -
Owner 2:	-
Street 1:	75 BARTLETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Vinyl Exterior and 3938 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	718,100		479,100	1,197,200
Total Card	0.137	718,100		479,100	1,197,200
Total Parcel	0.137	718,100		479,100	1,197,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.01 | /Parcel: 304.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 95514

GIS Ref

GIS Ref

Insp Date 12/01/18

!11380!

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0006-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	718,100	0	5,962.	479,100	1,197,200	1,197,200	Year End Roll	12/18/2019
2019	101	FV	553,900	0	5,962.	449,100	1,003,000	1,003,000	Year End Roll	1/3/2019
2018	101	FV	553,900	0	5,962.	371,300	925,200	925,200	Year End Roll	12/20/2017
2017	101	FV	553,900	0	5,962.	341,400	895,300	895,300	Year End Roll	1/3/2017
2016	101	FV	553,900	0	5,962.	311,400	865,300	865,300	Year End	1/4/2016
2015	101	FV	542,000	0	5,962.	305,400	847,400	847,400	Year End Roll	12/11/2014
2014	101	FV	542,000	0	5,962.	283,900	825,900	825,900	Year End Roll	12/16/2013
2013	101	FV	542,000	0	5,962.	270,100	812,100	812,100		12/13/2012

PRINT

Date	Time
12/11/20	01:33:31

LAST REV

Date	Time
08/13/19	10:03:58

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11380

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOMBARDI KEITH	53754-455		10/30/2009		835,000	No	No		
BOARDMAN ARNOLD	52781-259		5/15/2009	Change>Sale	307,000	No	No		
BOARDMAN ARNOLD	33123-377		6/5/2001	Family	100	No	No		
	9339-467		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	95514
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2018	269	Redo Kit	72,800	C				
9/7/2016	2143	Alterati	6,550	C				
6/4/2009	444	New Buil	185,000	C		G	GROWTH	CONSTRUCT NEW HOUS
6/1/2009	412	Demoliti	7,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	MEAS&NOTICE	HS	Hanne S
2/1/2010	MLS	BR	B Rossignol
6/23/2009	Info Fm Prmt	BR	B Rossignol
11/14/2008	Meas/Inspect	163	PATRIOT
5/1/2000	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/15/1999	Measured	263	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA: 0.13687 | Total SF/SM: 5962 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 479,087 | Spl Credit | Total: 479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2009	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	6.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	6.1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.93224287
Const Adj.:	0.99989998
Adj $ / SQ:	116.519
Other Features:	113380
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	764727
Depreciation:	46648
Depreciated Total:	718079

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 2					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

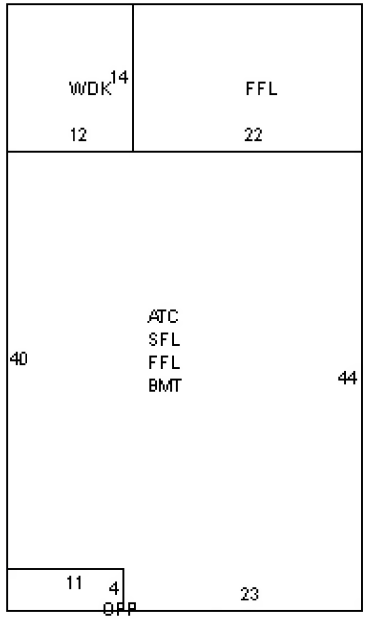
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.99
Special Features:	0	Val/Su Net:	133.38
Final Total:	718100	Val/Su SzAd	193.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,760	116.520	205,073
BMT	Basement	1,452	55.930	81,209
SFL	Second Floor	1,452	116.520	169,185
ATC	Attic	508	116.520	59,215
WDK	Deck	168	11.950	2,008
OFP	Open Porch	44	44.000	1,936
	Net Sketched Area:	5,384	Total:	518,626
Size Ad	3720.1999	Gross Are	6328	FinArea 3938

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0006-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	